

**Report**

**BUILDING SURVEY FOR  
ASBESTOS CONTAINING MATERIALS**



**Subject Property:** Apartment House

**Address:** 209 Harmon Street  
Elmira, New York

**Date of Survey:** September 17, 2016

**Prepared by:** Atlantic Environmental Consulting  
3725 Alpine Drive  
Endwell, NY 13760



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## I. Executive Summary

This Section is a summary only and the user must refer to the entire contents of this report including Appendices.

### A. Project Background

Project Background		
Purpose of Survey:	Pre-demolition	
Asbestos Survey Contractor:	Atlantic Environmental Consulting	
Date of Survey:	September 17, 2016	
Inspector(s):	Matthew Weintraub	Stephen Major
NYS DOL Certificate(s):	93-10084	03-01809
Client:	J. B. Evans & Sons	
Site Name:	Apartment House	
Site Address:	209 Harmon Street, Elmira, New York	
Brief Building Description:	The subject structure is a two story apartment house	
Property Owner:	Michael T. Karam	
Owner Mailing Address:	Not provided	
Occupancy:	Occupied	

This building survey was performed on the subject building as part of the requirements for demolition and/or renovation under the New York State Department of Labor (NYS DOL) Industrial Code Rule 56, to determine if asbestos containing materials (ACMs) were used to build the structure. Suspect building materials were categorized into homogeneous areas and then inspected and sampled in order to be identified as ACMs or non-asbestos containing materials (NACMs).

### B. Significant Findings

The findings of this asbestos survey are listed below. Additional details are presented in **Section IV**.

**The following materials were found to contain asbestos in concentrations greater than 1%:**

**Friable ACMs**

- **Friable joint compound** on drywall surfaces throughout the building (approximately 3,000 square feet).

**Non-Friable Cementitious ACMs**

- **Non-friable cementitious siding (Transite)** on the exterior walls (approximately 2,200 square feet).

This Section is a summary only and the user must refer to the entire contents of this report including Appendices.

## II. General Information

### A. Description of Structure

Description of Structure	
Number of Stories:	Two stories
Superstructure:	Wood framed
Foundation:	Full basement
Roofing:	Asphaltic
Exterior Walls / Siding:	Cementitious tiles
Interior Floors:	Resilient flooring, carpet
Interior Walls:	Drywall
Interior Ceilings:	Drywall, grid ceiling, ceiling tiles
Heating System:	Wall-mounted space heaters
Heating Plant Location:	Within each unit
Other Features:	N/A
Outbuildings:	N/A

### B. Purpose of Survey

This survey was conducted in order to determine whether asbestos-containing materials (ACMs) and/or asbestos materials are present in the structure. Asbestos can cause debilitating or fatal illnesses. When disturbed, as during demolition or renovation activities, asbestos fibers can become airborne whereupon they can create a health hazard. ACMs and asbestos materials in buildings, and the disturbance of same, are regulated under federal, state, and local laws.

As part of asbestos surveys, suspect ACMs are identified and, where appropriate, sampled for analysis by an accredited laboratory. The suspect materials are also grouped into two categories: friable (able to be crushed or pulverized by hand pressure) and non-friable. Materials that are typically non-friable in their normal state, such as asphalt roofing or resilient floor tile, may become friable when subjected to mechanical abrasion activities (e.g. dry cutting or floor sanding). The physical disintegration of the material could cause asbestos fibers to be dispersed into the air.

### C. General Procedure

Suspect ACMs are targeted for identification by (1) a review of pertinent building plans and other records, where available, and (2) by the sampling of suspect materials for certified laboratory analysis.

The following list (excerpted from 12NYCRR Part 56-5) summarizes typical ACMs and suspect materials in buildings; it is not all-inclusive:

<b>Typical ACMs / Suspect Materials</b>	
<b>Surfacing Treatments:</b>	
• Fireproofing	• Finish plasters
• Acoustical plaster	• Skim coats of joint compound
<b>Thermal System Insulation:</b>	
• Equipment insulation	• Cement or mortar used for boilers & refractory brick
• Boiler breeching, rope, duct, or tank insulation	• Piping and fitting insulations
<b>Roofing and Siding Miscellaneous Materials:</b>	
• Insulation board	• Cementitious board (transite)
• Vapor barriers	• Flashing
• Coatings	• Shingles
• Non-metallic or non-wood roof decking	• Galbestos
• Felts	
<b>Other Miscellaneous Materials:</b>	
• Dust and debris	• Fire blankets
• Floor tile	• Fire doors
• Cove base	• Brakes and clutches
• Floor leveler compound	• Mastics, adhesives and glues
• Ceiling tile	• Caulks
• Vermiculite insulation	• Sheet flooring (linoleum)
• Gaskets, seals, sealants	• Wallpaper
• Vibration isolators	• Drywall
• Laboratory tables and hoods	• Plasterboard
• Chalkboards	• Spackling/joint compound
• Pipe penetration packing / firestopping materials	• Textured paint
• Cementitious board	• Grout
• Electrical wire insulation	• Glazing compound
• Fire curtains	• Terrazzo

## D. Limits of Survey

It is the belief of the inspector that the survey was comprehensive in nature. However, certain materials could exist within the survey area that were not exposed even though destructive techniques were authorized. Accessible areas were visually inspected and covering surfaces were removed as safety concerns and the limits of the survey permitted.

The building was occupied and furnished at the time of inspection. As such, sampling was planned in such a way as to be minimally obtrusive to the occupants. Certain surfaces and materials may have been obscured, inaccessible, or otherwise unable to be sampled in an occupied environment. Additional destructive sampling may be required prior to demolition.

The described locations of ACMs may not be all-inclusive.

Quantities of ACMs are estimated and are not intended to be used for abatement project bidding/pricing. The abatement contractor, project designer, and others are advised to verify all site parameters including material quantities.

## III. Asbestos Survey Procedures

### A. Inspection & Sampling

The physical inspection of the property was conducted on September 17, 2016. The inspection consisted of the examination of accessible suspect materials (which may contain asbestos) in interior and exterior installations within the structure, in accordance with 12NYCRR Part 56-1.9.

**Asbestos records:** No records were provided that indicate the presence of ACMs in the building.

The structure was visually inspected to identify potential ACMs. The inspector assessed each suspect material to determine whether the material was friable or non-friable. Quantities and condition of suspect ACMs were recorded.

The suspect materials in this inspection were flooring, drywall, joint compound, ceiling tiles, window glazing compound, roofing, siding, felts, and flue cement.

A total of 38 samples were collected and submitted for analysis.

Certain building materials that were obviously not ACMs, such as wood, concrete, glass, and metal, were not sampled.

## B. Laboratory Testing

Collected samples were sealed for transport under chain-of-custody documentation to EMSL Laboratories in New York, NY, NYS ELAP #11506. Samples were received at the laboratory on September 21, 2016. The analytical data were received from the laboratory on September 26, 2016. A copy of the laboratory's certification is included in Appendix B.

Either Polarized Light Microscopy (PLM) with Dispersion Staining or Gravimetric Matrix Reduction and PLM with Transmission Electron Microscopy (TEM), used for negative confirmation, were performed. Non-friable organically bound samples (NOBs) such as vinyl floor tile or asphalt-based roofing material are required, in NYS, to be analyzed utilizing gravimetric reduction protocols. NOB samples testing negative under the PLM portion of this examination underwent TEM analysis.

Multiple samples were taken of most homogeneous suspect materials. In order to minimize analytical costs the laboratory was instructed to forego additional analyses if and when one sample of a multiple homogeneous group or a layered system tested positive (positive stop).

## IV. Findings

### A. Laboratory Results

The laboratory analytical results are attached as Appendix A.

### B. Summary of Findings

**The following materials were found to contain asbestos in concentrations greater than 1%:**

#### Friable ACMs

- **Friable joint compound** on drywall surfaces throughout the building (approximately 3,000 square feet).

#### Non-Friable Cementitious ACMs

- **Non-friable cementitious siding (Transite)** on the exterior walls (approximately 2,200 square feet).

#### Survey Data

Survey data, including sampling locations, material descriptions, friability, condition, estimated quantities of ACM (if any), and asbestos content are summarized in **Table 1**.

## Homogeneous Areas

Homogeneous areas of ACM and non-ACM materials are summarized in **Table 2**.

## Building Diagrams

Diagrams of the building showing locations of positive and negative samples are presented in **Figure 2**.

Photos of ACM are in the *Photos* section after Figure 2.

## **C. Transmittal of Survey Information**

In accordance with 12NYCRR Part 56, the results of the building/structure asbestos survey shall be immediately transmitted by the building/structure owner as follows:

1. "One copy of the completed asbestos survey shall be sent by the owner or their agent to the local government entity charged with issuing a permit for such demolition, renovation, remodeling or repair work under applicable State or local laws."
2. "The completed asbestos survey for controlled demolition (as per Subpart 56-11.5) or pre-demolition asbestos projects shall also be submitted to the appropriate Asbestos Control Bureau District Office." *The local New York State Asbestos Control Bureau District Office is provided below.*
3. "The completed asbestos survey shall be kept on the construction site with the asbestos notification and variance, if required, throughout the duration of the asbestos project and any associated demolition, renovation, remodeling or repair project."

### **SYRACUSE DISTRICT**

*(Counties: Allegany, Broome, Cayuga, Chemung, Chenango, Cortland, Delaware, Franklin, Hamilton, Herkimer, Jefferson, Lewis, Madison, Oneida, Onondaga, Oswego, Otsego, St. Lawrence, Schuyler, Seneca, Steuben, Tioga, Tompkins)*

- 450 S. Salina Street, Syracuse, NY 13202; (315) 479-3215

## **V. Recommendations**

Prior to demolition, asbestos containing materials should be removed in accordance with 12NYCRR Part 56.

If hidden or otherwise suspect ACMs are discovered during demolition activities (or within the debris pile) they should be sampled and analyzed according to the procedures herein, and the scope of the demolition or removal altered as necessary based on the findings.

This survey report should be filed by the building owner with the appropriate governmental agencies, as noted in Section IV.C of this report. The inspector will retain a copy of this report in accordance with 12 NYCRR Part 56. Questions related to this survey should be directed to the Inspector at 607-239-4311.

Respectfully Submitted,  
ATLANTIC ENVIRONMENTAL CONSULTING, LLC



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Matthew Weintraub  
N.Y. Asbestos Inspector No. 93-10084



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Stephen Major  
N.Y. Asbestos Inspector No. 03-01809

## Tables

## Figures

**Photos - 209 Harmon Street, Elmira, NY**



Photo 1:

Joint compound on drywall on first floor walls and ceilings is positive friable ACM.



Photo 2:

Cementitious (Transite) siding on the exterior walls is positive non-friable ACM.

## **Appendix A - Laboratory Analytical Data**

# Appendix B - Inspector & Laboratory Accreditation

**New York State – Department of Labor**  
Division of Safety and Health  
License and Certificate Unit  
State Campus, Building 12  
Albany, NY 12240

**ASBESTOS HANDLING LICENSE**

Atlantic Environmental Consulting, LLC  
3725 Alpine Drive  
Endwell, NY 13760

FILE NUMBER: 07-30731  
LICENSE NUMBER: 30731  
LICENSE CLASS: RESTRICTED  
DATE OF ISSUE: 05/26/2016  
EXPIRATION DATE: 05/31/2017

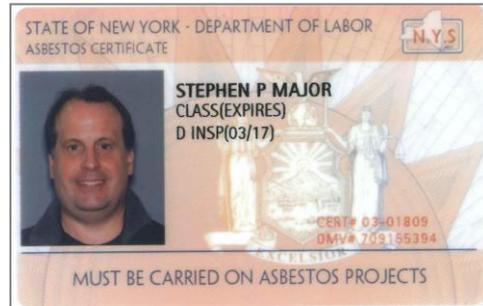
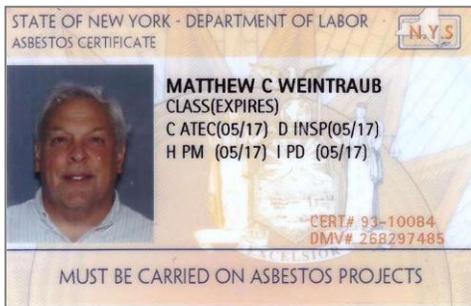
Duly Authorized Representative – Lynette M. Weintraub:

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. This license verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

*Eileen M. Franko*  
Eileen M. Franko, Director  
For the Commissioner of Labor

SH 432 (8/12)



NEW YORK STATE DEPARTMENT OF HEALTH  
WADSWORTH CENTER



Expires 12:01 AM April 01, 2017  
Issued April 01, 2016

**CERTIFICATE OF APPROVAL FOR LABORATORY SERVICE**

*Issued in accordance with and pursuant to section 502 Public Health Law of New York State*

MR. JAMES HALL  
EMSL ANALYTICAL, INC  
307 WEST 38TH STREET  
NEW YORK, NY 10018

NY Lab Id No: 11506

*is hereby APPROVED as an Environmental Laboratory for the category  
ENVIRONMENTAL ANALYSES SOLID AND HAZARDOUS WASTE  
All approved subcategories and/or analytes are listed below:*

**Miscellaneous**

Asbestos in Friable Material	Item 198.1 of Manual EPA 600/M4/82/020
Asbestos in Non-Friable Material-PLM	Item 198.6 of Manual (NOB by PLM)
Asbestos in Non-Friable Material-TEM	Item 198.4 of Manual
Lead in Dust Wipes	EPA 7000B
Lead in Paint	EPA 7000B

**Sample Preparation Methods**

EPA 3050B

NEW  
YORK  
STATE

Department  
of Health

Serial No.: 54297

Property of the New York State Department of Health. Certificates are valid only at the address shown, must be conspicuously posted, and are printed on secure paper. Continued accreditation depends on successful ongoing participation in the Program. Consumers are urged to call (518) 485-5570 to verify the laboratory's accreditation status.

## Appendix C

### Glossary of Terms, Abbreviations, And Acronyms

<b>12 NYCRR Part 56</b>	A part of the Codes, Rules, and Regulations of New York State intended to control asbestos removal and disturbance activities. Commonly referred to as “Code Rule 56.”
<b>12x12</b>	In inches, a size description of floor tile; width x length.
<b>1x1</b>	In feet, a size description of ceiling tile; width x length.
<b>2x2</b>	In feet, a size description of ceiling tile; width x length.
<b>2x4</b>	In feet, a size description of ceiling tile; width x length.
<b>9x9</b>	In inches, a size description of floor tile; width x length.
<b>ACM</b>	Asbestos-containing material.
<b>Air-Cell</b>	Thermal pipe insulation comprised of corrugated layers which form air spaces.
<b>Asbestos</b>	Any of several naturally-occurring amphibole and serpentine minerals which separate into long threadlike fibers.
<b>Asphaltic</b>	Having an asphalt or tar-like matrix, as in a typical roof shingle.
<b>BR</b>	Bedroom
<b>BUR</b>	Built-up roofing; typically layers of asphaltic felt bonded and sealed with tar or pitch.
<b>Ceil</b>	Ceiling
<b>Cementitious</b>	Having a lime-cement matrix; such materials are typically hard and rigid.
<b>Code Rule 56</b>	A part of the Codes, Rules, and Regulations of New York State intended to control asbestos removal and disturbance activities. Technically referred to as “12 NYCRR Part 56.”
<b>CT</b>	Ceiling tile.
<b>DR</b>	Dining room.
<b>Drywall</b>	A gypsum-based sheet with heavy paper facings, used as a wall and ceiling finish, fire stopping, and sound-deadening.
<b>E</b>	East on the compass.
<b>ELAP</b>	Environmental Laboratory Approval Program, administered by the New York State Department of Health.
<b>Felt</b>	Any of a variety of thick papers and fabrics that are formed by pressing fibers into place, rather than weaving.
<b>Friable</b>	Able to be crushed or pulverized by hand pressure.
<b>Glazing Compound</b>	A putty or caulk used to set and seal glass in a window frame.
<b>HVAC</b>	Heating, ventilation, and air conditioning.
<b>Joint Compound</b>	A gypsum or lime based plaster-like material used to conceal and finish joints in drywall.
<b>Kit</b>	Kitchen.
<b>Lagging</b>	Thermal insulation typically installed on a boiler or tank.
<b>l.f.</b>	Linear feet; a unit of measure typically used to quantify the length of pipe insulation.
<b>Limited</b>	For asbestos surveys, the term “limited” acknowledges the fact that all possible suspect materials may not be observed. Some materials can be concealed within inaccessible areas or cannot be reached due to safety concerns. Also, a client may request a survey with limits.

<b>LR</b>	Living room.
<b>Masonry</b>	Structures comprised of concrete, brick, concrete block, or similar materials.
<b>N</b>	North on the compass.
<b>NACM</b>	Non-asbestos containing material. Contains less than 1% asbestos by laboratory analysis.
<b>NAD</b>	No asbestos detected (by laboratory analysis).
<b>NE</b>	Northeast on the compass.
<b>NOB</b>	Non-friable organically bound. NOBs have an organic matrix (tar, asphalt, plastic, etc.) that generally binds other constituents (fibers, powders) together. Examples are asphaltic roofing and resilient flooring.
<b>Non-Friable</b>	Not able to be crushed or pulverized by normal hand pressure.
<b>NW</b>	Northwest on the compass.
<b>NYSDEL</b>	New York State Department of Labor
<b>PACM</b>	Presumed asbestos-containing material.
<b>PLM</b>	Polarized light microscopy; a laboratory analytical method for identifying asbestos.
<b>Pre-Demolition</b>	Referring to an activity, such as a survey or inspection, conducted prior to the disturbance or demolition of a building or portion of a building.
<b>Resilient</b>	Somewhat flexible or plastic; able to be slightly bent or flexed without breaking.
<b>Roll</b>	Asphaltic rolled roofing.
<b>S</b>	South on the compass.
<b>SE</b>	Southeast on the compass.
<b>s.f.</b>	Square feet; a unit of area measure typically used to quantify surfacing materials, roofing, drywall, etc.
<b>Shingle</b>	A tile (of wood, asphalt, etc.) that is installed in overlapping fashion as a covering on roofs and walls.
<b>Subject Property</b>	The building or buildings that are within the work scope of an asbestos survey.
<b>Survey</b>	An inspection and sampling of a building, structure, debris pile, etc., for suspect asbestos-containing materials.
<b>Suspect Material</b>	A material which may contain asbestos.
<b>SW</b>	Southwest on the compass.
<b>TEM</b>	Transmission electron microscopy; a laboratory analytical method for identifying asbestos.
<b>Transite</b>	A brand of cementitious board or pipe. Older Transite typically contains asbestos.
<b>TSI</b>	Thermal system insulation.
<b>Util</b>	Utility.
<b>VAT</b>	Vinyl asbestos tile (floor).
<b>VCT</b>	Vinyl composition tile (floor).
<b>W</b>	West on the compass.